

Technical Review Committee Meeting

Minutes of April 2, 2007

Attendance:

Members Present
Scott Shuford
Wayne Hamilton
Richard Grant
Chad Pierce
Kevin Johnson
Mark Case
Bill Jones

Members Absent

Staff Present
Abby Moore
Ashleigh Shuford
Nate Pennington
Alan Glines
Kim Hamel
Jessica Levengood

Chairman Shuford opened the meeting at 1:35 pm by explaining the role of the TRC and discussing the agenda and the voting process.

Agenda Item	
Level II review for the project identified as <u>Bohemian Hotel Annex</u> , located at 11 Lodge Street. The request is for a 20-unit hotel annex. The owner is Kessler Asheville II, LLC and the contact is Justin Reid. The properties are identified in the Buncombe County tax records as PINs 9648.19-60-4028 & 3077. CONTINUED FROM 3/5 MEETING.	
Staff Comments	Nathan Pennington oriented the Committee and audience to the site location and outlined comments from the staff report.
Applicant(s) or Applicant Representative(s)	Justin Ried, representative, was available to answer questions.
Public Comment	
Speaker Name	Issue(s)
No public comment	
Committee Comments/Discussion	
No committee discussion	
Committee Action	
The TRC voted unanimously to approve the project with the conditions outlined in the staff report.	

Agenda Item	
Consideration of the rezoning request for the project identified as <u>Whitaker Hill</u> , located on Fairview Road. The conditional zoning request seeks the rezoning from CI (Commercial Industrial) district , RM-16 CZ (Residential Multi-family High Density Conditional Zoning) district and RM8 (Residential Multifamily, Medium Density) district to UV (Urban Village) district for review of the conceptual masterplan for development to consist of residential and commercial uses. The owners are BLT Enterprises, Charles Saylor, James & Jaye Lytle, Robertsons' Daughters, LLC and Asheville Commons, LLC and the contact is Chris Cole. The properties are identified in the Buncombe County tax records as PINs 9648.20-80-7204, 9647.08-89-9932, 9648.20-90-1200, 9647.08-99-4366 & 9647.08-89-9364. CONTINUED FROM 3/19 MEETING.	
Staff Comments	Alan Glines oriented the Committee and audience to the site location and outlined comments from the staff report.
Applicant(s) or Applicant	Chris Cole, representative, was available for questions.

Representative(s)	
Public Comments	
Speaker Name	Issue(s)
Henry Mitchell	<ul style="list-style-type: none"> Traffic concerns depending on school district. Schools are overloaded.
Commission Comments/Discussion	
<p>Chairman Shuford noted the plans had been shared with the school districts. Alan Glines noted the TIA has been reviewed and accepted. Minor revisions were requested for the TIA. Chad Pierce stated the addendum had been submitted, reserving the right to request a TIA for phases of property.</p>	
Commission Action	
<p>The TRC voted unanimously to approve the project with the conditions outlined in the staff report.</p>	

Agenda Item	
<p>Final review for the Level III site plan for the project identified as <u>Buncombe County Parking Garage</u>, located on Woodfin Street. The proposed garage is seven stories and approximately 245,000 sq. ft. in size. The owner is Buncombe County and the contact is Keith Hargrove. The property is identified in the Buncombe County tax records as PIN 9649.19-51-1253.</p>	
Staff Comments	<p>Alan Glines oriented the Committee and audience to the site location and outlined comments from the staff report.</p>
Applicant(s) or Applicant Representative(s)	<p>Keith Hargrove, architect, was available for questions regarding the following:</p> <ul style="list-style-type: none"> Lockers have technical issues to be worked out Cable to run across with planters 630-650 parking spaces, 25 bike lockers
Public Comments	
Speaker Name	Issue(s)
No Public Comment	
Commission Comments/Discussion	
<p>Wayne Hamilton stated the use of wood would not be permitted for the bike lockers. Also the City is enforcing no parking/HC/fire lane on the Woodfin side of the street; please help out in this matter.</p> <p>Chad Pierce noted that erosion control will be reviewed by the county and asked for contact information so calls and concerns can be forwarded to the appropriate person.</p> <p>How will the project “200 College Street Office Building” relate to this project?</p>	
Commission Action	
<p>The TRC voted unanimously to approve the project with the conditions outlined in the staff report with the added conditions: (1) Bike lockers can not be constructed of wood (2) County contacts be given to City Engineering Dept. for erosion control review (3) Evaluate the number of HC parking spaces with fire lane markings per Fire Department request.</p>	

Agenda Item	
Final review for the Level III site plan review for the project identified as <u>Crowell Park Apartments</u> for a proposed 73-unit apartment complex, located on Crowell Road, near Smokey Park Highway and I-40. The owner is The Estate of Harlan L. Barnes & Murphy-Wilson Investments, Inc and the contact is Cindy Weeks, of Mountain Housing Opportunities. The properties are identified in the Buncombe County tax records as PINs 9617.08-79-9568 and 9617.08-89-2443. CONTINUED FROM 3/19 MEETING.	
Staff Comments	Kim Hamel oriented the Committee and audience to the site location and outlined comments from the staff report.
Applicant(s) or Applicant Representative(s)	Cindy Weeks was available for questions.
Public Comments	
Speaker Name	Issue(s)
No Public Comment	
Commission Comments/Discussion	
No discussion	
Commission Action	
The TRC voted unanimously to approve the project with the conditions outlined in the staff report.	

Agenda Item	
Pre-review for the <u>Indigo Hotel</u> consisting of six floors with 101 units (99,920 square feet) on the corner of Montford Avenue and Haywood Street. PINs 9649.17-20-2935 & 9649.17-21-4024.	
Staff Comments	Jessica Levengood oriented the Committee and audience to the site location and outlined topics with regard to the project: <ul style="list-style-type: none"> • Downtown Commission approval required • Recombination of two parcels • Pedestrian friendly • Driveway curb cuts limited to one • Must go to BOA for variance
Applicant(s) or Applicant Representative(s)	Mr. Pierson, representative, spoke about the project: <ul style="list-style-type: none"> • Intercontinental Brand (owners of Holiday Inn) • Possible one-way drive-through • Few design requirements by the brand, so design can be adjusted
Public Comments	
Speaker Name	Issue(s)
No Public Comment	
Commission Comments/Discussion	
Chad Pierce noted 100' must be between drive openings.	
Commission Action	